

THE MODERN HOUSE



*London N19
Sold*

Mercers Road

This extraordinary four-bedroom end-of-terrace house offers modern and voluminous living space behind an original Victorian façade.

Internal accommodation measures approximately 1,945 sq ft over four storeys, with a number of half levels creating unusual amounts of volume and an engaging layout. Off the entrance hall on the ground floor is a reception room with original wooden floorboards and a large sash window. This overlooks a dramatic double-height dining space on the half level below, separated by a glass balustrade topped with a reclaimed-oak beam. The dining room has full-height built-in storage with a ladder, and big sash windows that flood the interior with light. It opens onto the secluded south-facing garden, which has a patio, decking, mature bamboo and a gate to Mercers Mews.

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The kitchen is situated down another half level on the lower ground floor, and there is an adjacent guest cloakroom with plumbing for a washing machine. The first and second floors contain the sleeping accommodation, alongside three bathrooms. There is also a substantial attic with potential for loft conversion (subject to the usual consents).

The structural conversion was carried out in 2003-2004 by John Allen Consulting, and further refurbishment was undertaken under the direction of the designer Arielle Breit in 2006-2007.

This residential enclave continues in its popularity, and is well provided for with the Tufnell Park Tavern and the Saturday farmers market, the new Budgens supermarket on Campdale Road, and the new specialist shops on Fortress Road. Tufnell Park Underground is within easy walking distance. Yerbury School continues to draw families, and the French Lycee in Kentish Town further underpins demand for houses in the area.



London, North London
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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.